

CPC Meeting
January 9, 2013
7:30PM
Kingsbury Room, Wellesley Police Station

The Wellesley Community Preservation Committee met at 7:30 PM in the Kingsbury Room at the Wellesley Police Station.

Present were the following CPC members: Allan Port (Chair), Tony Parker (Vice Chair), Barbara McMahon, Jeanne Conroy (arrived 7:50), Jim Conlin, Dwight Lueth, Susan Troy, Kathy Egan and Joan Gaughan.
Susan Minio, CPC administrative assistant, was also present.

The Chair called the meeting to order at 7:30PM

No citizens chose to speak.

Wellesley Historical Society: John Celi, president, to provide an update on the study funded by CPC regarding the Dadmun-McNamara House (Parker/Lueth)

John Celi appeared before the CPC to report on the feasibility study that CPC funded. CPC provided \$24,500 to complete the study. The Historical Society engaged Verner Johnson and completed the necessary feasibility study for approx \$17,200. The report they received suggested to make the needed additions that the house would need to be repositioned on the land. In addition, the landlord had requirements as well. With this knowledge, the WHS pursued a different direction and on December 31st the WHS closed on a house at 323 Washington Street (The Stanwood House, circa 1916). They will use this space for their main office and display area while maintaining the Toll Store and usage of the current Dadmun-McNamara House in its current condition.

Hills Branch Library study - Dwight Lueth and members from The Board of Trustees of the Wellesley Free Library: Janice Coduri, Beth Sullivan Woods, Ann Howley, and Ellen Gibbs, Selectmen. Discussion and vote for administrative funds \$7,500 to support a study.

Members of The Board of Trustees of the Wellesley Free Library came before the CPC to request \$7,500 from the CPC Administrative funds for a study to investigate and develop an approach and cost estimate for the restoration of the Hills Branch chimney. Mr Lueth and Ms. Coduri gave an overview of the project, the background on the chimney, and the need and use of the study. The actual construction piece of the project will be a separate project managed by the Permanent Building Committee (PBC). For the study, they are recommending engaging Judith Selwyn, a highly respected expert in historical preservation. Members of the CPC discussed the use of the funds, the need for the study, and wanted it clearly stated that providing funds for such studies and for work on Town owned buildings should be evaluated on a case by case basis.

Tony Parker made a motion to appropriate \$7,500 to The Board of Trustees of the Wellesley Free Library for the purpose of funding a study to determine the correct historical restoration of the chimney at the Hills branch. Jim Conlin seconded the motion. After a vote, the motion passed unanimously.

Perrin Playground – Janet Bowser and Stephen Murphy (Gaughan). Discussion and vote for funding request for the park equipment

Ms. Bowser and Mr. Murphy provided a listing of the remaining NRC owned playgrounds and noted that there would be approximately 10 years or more before other playgrounds needed to be addressed. There was a brief discussion surrounding the requirement to add a fundraising component to the project. It was agreed that instead of voting to approve the full request of \$30,000 that the CPC would approve \$25,000 of the project thus requiring the NRC to engage in fundraising to provide the rest of the money for the requested equipment. Tony Parker made a motion to appropriate \$25,000 for the replacement of the playground equipment at Perrin Park to preserve the use of the playground. Jim Conlin seconded the motion. After a vote, and a discussion regarding fundraising requirements and funding policy, the motion passed unanimously.

Wellesley Housing Development Corporation- Susan Troy to discuss and vote on a grant funding request and get an update on financials

Susan Troy gave a brief update on the WHDC need and request for \$225,000 to put towards the possible purchase of affordable housing in Wellesley. CPC has provide such money for a number of years into a grant that the WHDC may draw from in order to move quickly to purchase houses from the open market to add to the affordable housing stock for the Town. Jim Conlin made a motion to appropriate \$225,000 to the WHDC for the purpose of securing affordable housing for the Town of Wellesley. Tony Parker seconded the motion and it carried unanimously after a vote.

SubStation- Barbara McMahon to update the CPC on the project with Dwight Lueth

Ms. McMahon gave a quick update on the project. CPC will not see a request for design funds but may see a request for the next steps if there is a Special Town Meeting this fall.

900 Worcester Road – Barbara McMahon to update us on any developments/ request to attend the February 13 meeting

According to Ms. McMahon, Mr. Wrobel will come to the next CPC meeting to update the committee on developments with the site. As of now there has been no change.

Discussion about possible budgetary changes to the five year plan.

The Chair opened a discussion on the five year plan to explore whether the CPC could fund all expected projects without borrowing. The CPC went through the current plans and looked at all possibilities. There will be further discussions around funding options at future meetings.

Warrant and Public Hearing - update on timing and content

In preparation for the Annual Town Meeting, CPC will hold a public hearing in February. In addition, Tony Parker moved to approve \$63,000 for use as administrative funds for the next fiscal year. Joan Gaughan seconded the dollar amount and the motion carried unanimously after a vote.

Invoice approval: Fuller Brook Park - approval of old invoices (Manning)

Pressley Invoice 1: \$1675.37 and Invoice 2: \$326.50

Tony moved to approve the above invoices from an earlier segment of the Fuller Brook Park project that were unpaid. (they were recently approved by the FBPCC for payment). Joan Gaughan seconded the motion. After a vote, the motion to pay these invoices passed unanimously.

Minutes approval

Barbara McMahon moved to approve the minutes from the December 12, 2012 meeting. Jim Conlin seconded the motion. After a vote, the motion passed with 7 yays and two abstaining (Gaughan and Egan as they were not at the meeting).

9:35 pm Adjourn